

Agenda – revised 10-11-16
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 26, 2016
1:30 p.m.
Room 208, City Hall

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #10788 - Appeal filed by Allen III Home Health Services LLC from the determination of the Building Commissioner in the denial of an Incidental Business Waiver authorizing the Appellant to operate an office for a home health services at 3700 Natural Bridge.

WARD 3 Incidental Business Waiver ZONE: “B” – Two-Family Dwelling District

APPEAL #20043 - Appeal filed by Mom's Soul Food Kitchen from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate a sitdown and carryout restaurant with no liquor, 2nd floor, north section at 2601 Whittier.

WARD 4 #AOP-373-16 ZONE: “C” – Multiple-Family Dwelling District

APPEAL #20044 - Appeal filed by SBRA LLC from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate an used auto sales and office, no repair, no towing, no carwash at 8966 Halls Ferry Rd.

WARD 2 #AOP-673-16 ZONE: “F” – Neighborhood Commercial District

APPEAL #20045 - Appeal filed by Sacred Hearts Childcare from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate a daycare with 20 kids, 4 infants, 16 children 2.5 – 12 years, Monday – Sunday 6 am – midnight, 1st floor, no cooking at 2752 Miami.

WARD 20 #AOP-682-16 ZONE: “B” – Two-Family Dwelling District

APPEAL #10865 - Appeal filed by Avatara c/o Green Street from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install (1) one illuminated wall sign, (ext south elevator) per plans at 2351 Market Street.

WARD 6 #AB-530899-16 ZONE: “I” – Central Business District

APPEAL #10866 - Appeal filed by Anthony Duncan from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct single a family home, zoning only, per plans at 5932R Crane Circle.

WARD 16 #AB-531470-16 ZONE: “A” – Single Family Dwelling District

APPEAL #10453 – Revocation hearing for Alliance Petroleum, from the determination of the Building Commissioner in the revocation of a use variance, area variances and conditional use, authorizing the Appellant to operate a convenience store, offices, carwash and a white box retail space at 4245-47 and 4251-59 Lindell Blvd.

WARD 18 #AB515254-14 ZONE: “F” – Neighborhood Commercial District

3. **Deliberations on the above hearings**

4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from**

hearings and deliberations held on October 19, 2016.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Petersen, Neighborhood Business Development Director
Rebecca Wright, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA
Sherran White, Building Inspection Section
Renee Cooley, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Rebecca Wright, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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